

SITE VISIT REPORT: THURSDAY 22ND AUGUST 2024

Committee Members: Committee Members: Alderman, Callan, Boyle, Coyle, Hunter (Chair), Scott, Stewart, S McKillop and; Councillors Anderson, C Archibald, Kennedy, McGurk, McMullan Peacock, Nicholl, Storey and Watton (Vice Chair)

LA01/2022/1582/O Approximately 65m South of 3a Heagles Road, Ballybogey

App Type: Outline Application

Proposal: Infill Dwelling and Garage

Present: Alderman Boyle and Hunter, Councillors Kennedy, Nicholl, Watton. Apologies Cllr McMullan and Ald McKillop

Officials: J.Lundy

Comments: The Official outlined the details of the application and identified the site to members. The Official pointed out the boundary for the settlement development limit of Ballybogey as designated in the Northern Area Plan 2015. The Official explained the reasons for refusal related to the proposal not being within a substantial and continuously built up frontage which includes a line of 3 or more buildings along a road frontage. Only No 3A and 5 have frontages to the road, the other development within the SDL cannot be used for the purposes of rural policy. Members were advised that this was also supported by the PAC Decisions.

Members then queried why the buildings located off laneways to the rear of No 3A cannot be used and No 7. Official advised that as only the access lane presented to the lane and not a building this was not counted for the purposes of a substantially and continuously built up frontage. NO 7 was too far removed and again only the access lane presented to the lane and not a building. Members also noted the amount of mature trees to be removed to provide access to the proposed site which would impact on rural character and integration.

LA01/2023/0627/O 30m South of 34-38 Ballymadig Road, Castlerock

App Type: Outline Application

Proposal: Proposed site for dwelling & detached garage

Present: Alderman Boyle, Hunter and McKillop Councillors Kennedy, Nicholl, Watton

Officials: J.Lundy

Comments: The Official outlined the details of the application and identified the site to members. The Official advised that the proposal did not meet any of the circumstances for a dwelling under Policy CTY1 and that the proposal had been assessed under Policy CTY 2a which permits a dwelling in an existing cluster of development subject to meeting all criterion. Members were advised of the criteria of the policy and the Official went through each criterion, pointing out the existing development and boundaries and how the proposal failed to meet any criteria. Members queried the access location and the Official advised of the location. The objections were also referred to. Members asked if it was considered as a farm dwelling. The Official advised that no such farming information had been submitted for consideration.

Members then moved to view the site from the road. Members were advised that policy prohibits the use of farm dwellings and buildings for the purposes of cluster. The semi detached dwellings were pointed out and Members were advised of the details of the objections. Members asked if the terrace was 3 separate buildings, it was clarified that they may have existed as a terrace of 3, they now exist as two properties which is what we are assessing today.

J Lundy

22/8/2024